



COPY

Natalia Alward <alwardn@graffon-ma.gov>

Follow Up

Christopher McGoldrick <mcgoldrickc@graffon-ma.gov>
To: "Gregory C. Pueschel" <gregory.pueschel@outlook.com>
Cc: Natalia Alward <alwardn@graffon-ma.gov>

Mon, Jun 8, 2020 at 8:49 AM

Hello,

I would defer to the building department, however that would be my reading of the section as well.

Regards,
[Quoted text hidden]

Exhibit 28

RECEIVED

June 8, 2020

Planning Board
Grafton, MA



Natalia Alward <alwardn@graffon-ma.gov>

Follow Up

Gregory C. Pueschel <gregory.pueschel@outlook.com>
To: Christopher McGoldrick <mcgoldrickc@graffon-ma.gov>
Cc: Natalia Alward <alwardn@graffon-ma.gov>

Mon, Jun 8, 2020 at 6:42 AM

Hello,

2nd follow up on the question asked below...please respond today so that I have this information going in to this evenings meeting.

Thanks,
GP

From: Gregory C. Pueschel <gregory.pueschel@outlook.com>
Sent: Monday, June 1, 2020 6:35 AM
To: Christopher McGoldrick <mcgoldrickc@graffon-ma.gov>
Cc: Natalia Alward <alwardn@graffon-ma.gov>
Subject: Re: Follow Up

Good morning Chris,

The zoning bylaw information is helpful.

A clarifying question: Section 3.3.2.3 that you call out addresses specifications for a corner lot, stipulating that a fence on such a lot cannot be higher than 8 feet. Since I do not live on a corner lot and the fence will be at my back property line, does that mean that the fence can be higher than 8 feet and not to exceed 35 feet?

3.3.2.3 No fence, wall, hedge, shrubbery, or other obstruction shall be permitted to block vision between two and one-half (2 1/2) feet and eight (8) feet above the street grade on a corner lot within a triangular area formed by the intersecting street lines and a straight line which joins points on such street lines twenty feet from their intersection.

Thanks,
GP

From: Christopher McGoldrick <mcgoldrickc@graffon-ma.gov>
Sent: Thursday, May 28, 2020 1:48 PM
To: Gregory C. Pueschel <gregory.pueschel@outlook.com>
Cc: Natalia Alward <alwardn@graffon-ma.gov>
Subject: Re: Follow Up

Hello,

Again, as no members responded that they would like to coordinate a visit, I do not expect there is interest at this time. The Board members have been contacted directly multiple times.

The Zoning Bylaw is available on the Town of Grafton Website (https://www.grafton-ma.gov/sites/graftonma/files/uploads/_zbl_stm_10-21-2019-final_0.pdf). Maximum building height is 35 feet with additional conditions regarding fences in section 3.3.2.3.

Regards,

On Thu, May 28, 2020 at 1:22 PM Gregory C. Pueschel <gregory.pueschel@outlook.com> wrote:

Chris,

Appreciate the responses. And yes, I forgot we already discussed the petition so thanks for the re-confirmation.

On the visit, to be honest, I am disappointed that there is no definitive response with either a 'yes' or 'no' on behalf of the board and it would be best to get direct closure on this vs. no response. Who typically makes the site visits and can I contact that person(s) directly?

Also, what can I do to get a answer on the maximum fence height? Can you direct me to where I can read the zoning bylaw? Would you be able to provide your guidance for this particular instance?

Thanks again,

GP

From: Christopher McGoldrick <mcgoldrickc@grafton-ma.gov>

Sent: Thursday, May 28, 2020 11:36 AM

To: Gregory C. Pueschel <gregory.pueschel@outlook.com>

Cc: Natalia Alward <alwardn@grafton-ma.gov>

Subject: Re: Follow Up

Hello,

Per our phone conversation on the 19th there is no specific petition form or process related to the Planning Board public hearing process. I have not received any response to any of the repeated invitations to visit. Therefore, I do not expect the members have any interest at this time. Fence height would be regulated by the zoning bylaw. I have not reviewed if there is a specific height limit in this particular instance.

Regards,

On Thu, May 28, 2020 at 11:09 AM Gregory C. Pueschel <gregory.pueschel@outlook.com> wrote:

One additional question to add to your response today if you could...my neighbors and I are planning to get signatures opposing the development from as many people as possible on our streets - is there a specific petition form that the town requires/prefers or can I submit one of my own design?

GP

From: Gregory C. Pueschel <gregory.pueschel@outlook.com>

Sent: Thursday, May 28, 2020 7:38 AM

To: Christopher McGoldrick <mcgoldrickc@grafton-ma.gov>; Natalia Alward <alwardn@grafton-ma.gov>

Subject: Follow Up

Good morning Chris and Natalia,

I'm following up on the two items below; please provide a response today when you are able.

Thank you,
GP

From: Gregory C. Pueschel <gregory.pueschel@outlook.com>

Sent: Thursday, May 21, 2020 6:15 AM

To: Christopher McGoldrick <mcgoldrickc@graffton-ma.gov>; Natalia Alward <alwardn@graffton-ma.gov>

Subject: Re: Greg & Chris Connect

Thanks for the responses.

Let's give the Board until next Wednesday 5/27 to response to the invite for a visit. I would like to know definitively if someone is coming out or not by then and if so how to arrange a meeting time (e.g. who the person will be and how to connect with them).

One other new question: Is there a town height limit on a residential fence or any other criteria/specifications that need to be followed?

Best,
GP

From: Christopher McGoldrick <mcgoldrickc@graffton-ma.gov>

Sent: Wednesday, May 20, 2020 4:08 PM

To: Gregory C. Pueschel <gregory.pueschel@outlook.com>

Cc: Natalia Alward <alwardn@graffton-ma.gov>

Subject: Re: Greg & Chris Connect

Hello,

Thank you. I have extended the invite for a site visit to the Board Members per your request.

I also note that the Application for Lot 3 has been received and is currently being processed. The listed Applicant is CIL Realty of Massachusetts. As an abutter, you will receive notice once a hearing date has been scheduled.

Regards,

On Wed, May 20, 2020 at 8:24 AM Gregory C. Pueschel <gregory.pueschel@outlook.com> wrote:

Good morning Chris,

Thanks again for the conversation yesterday as it was helpful.

I believe the two follow up items are:

1. You are going to inquire as to a site visit with me on my property with someone from the planning board and let me know if this is a 'yes' or 'no'
2. You were going to check to confirm who currently owns lot #3 - i.e. if this is One Three Six, LCC or if it has been sold to CIL Realty of Massachusetts.

Also, as always, let me know if there is anything else I can provide throughout this process.

Best,
GP

Gregory C. Pueschel

Mobile: 508-887-3328

Email: gregory.pueschel@outlook.com

From: Gregory C. Pueschel
Sent: Tuesday, May 19, 2020 8:38 AM
To: Christopher McGoldrick <mcgoldrickc@graffton-ma.gov>
Subject: Greg & Chris Connect
When: Tuesday, May 19, 2020 2:00 PM-2:00 PM.
Where: Phone Call

Chris to call Greg at 508-887-3328 when ready.

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Christopher McGoldrick
Town Planner

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Phone (508)839-5335 x 1144
Fax (508)839-4602

www.graffton-ma.gov

NOTICE:

Please be advised that the due dates for Real Estate and Personal Property bills have been extended to June 1st. Town Hall offices are currently closed to the public. Please visit the RED BANNER on the town web site for updates.

Request your ballot by mail for the Local Annual Election on Tuesday, June 23, 2020. Download a form at:
[_https://www.graffton-ma.gov/home/news/local-annual-election-postponement-information](https://www.graffton-ma.gov/home/news/local-annual-election-postponement-information)

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